

27 May 2015

The Secretary  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001



Attention: Kate Masters

**Additional Information to aid assessment – SEPP 65 (MP 06\_0309)  
Trinity Point Marina and Mixed Use Development**

Dear Kate,

Thank you for your email of 7 May 2015 where you requested the provision of:

- *Scaled indicative floor plans for all buildings;*
- *Scale plan which shows building envelopes and setbacks between each envelope and the site boundaries; and*
- *Solar access diagrams for all buildings (on a floor by floor basis).*

As requested, I am pleased to attach a Supplementary Information Package prepared by Squillace Architects which includes the information requested.

Summary

Request	Information Provided	Commentary
<i>Scale plan which shows building envelopes and setbacks between each envelope and the site boundaries</i>	<p>Refer Part A (page 4) of SQA package, which is to scale 1:1000 at A3 size of building footprints, separations between buildings and site boundaries.</p> <p>This page is also supplied as a separate electronic file should DPE wish to upload that plan separately.</p> <p>Figure 10 within Principle 2 of Appendix K has also been updated for consistency with this more detailed design exercise.</p>	<p>This more detailed indicative floor plate planning exercise has been undertaken with indicative layouts that generally sit within the building footprint established via building setbacks in Principle 2 in the proposed Urban Design Guidelines.</p> <p>Many of the minimum separations/setbacks expressed in Principle 2 are either achieved or exceeded. Some minor modification to several minimum setbacks (including to Bluff Point) have been highlighted by the more detailed design exercise. For consistency, Principle 2 (and specifically, Figure 10) has been updated to reflect those minor changes. These do not alter the substance or merits of the modified concept.</p>

Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

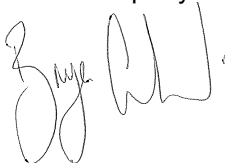
Request	Information Provided	Commentary
<i>Scaled indicative floor plans for all buildings</i>	Refer Part B (pages 6-13) of SQA package, which is to scale 1:500 at A3 size of indicative floor plans for all levels of all buildings.	<p>Please note that the floor plans are <u>indicative</u> only and do not form part of the modification as sought.</p> <p>They are provided to facilitate Department of Planning and Environment (DPE) verification that the concept plan as sought to be modified is capable of achieving SEPP 65 Design Principles, as documented in the Concept Plan SEPP 65 Design Verification Report prepared by the Architects (Appendix E of RTS).</p>
<i>Solar access diagrams for all buildings (on a floor by floor basis)</i>	Refer Part C (pages 16-29) of SQA package of solar access diagrams for all floors of all buildings, including a summary against SEPP 65 Design Principles relating to solar access.	<p>As above, please note that the solar access diagrams are based on indicative floor plans, provided to demonstrate that the broader concept of building siting is capable of achieving solar access principles from SEPP 65, as identified in proposed Principle 17, Guideline 17.1. These diagrams generally align with the solar access outcomes generally as reported in the Concept Plan SEPP 65 Design Verification Report prepared by the Architects (Appendix E of RTS).</p>

In summary, Squillace Architects remain confident in the design quality of the concept as sought to be modified and its ability to comply with SEPP 65 Design Principles. This is further evidenced by the supportive position expressed by the Lake Macquarie SEPP 65 Design Panel, minutes of which are before DPE. That position has been reconfirmed recently by Lake Macquarie City Council in their review of the RTS.

Additionally, JPG have the confidence that as the concept evolves through to the more detailed planning of development application processes (and responds to marketing requirements over time within the broad site planning parameters sought to be established under the concept plan) that SEPP 65 provides a robust process for ongoing consideration and assessment against SEPP 65 Design Quality Principles and requirements at the Part 4 DA phase.

Should you wish to discuss the contents of this correspondence please do not hesitate to contact me on 0408 991 888 or email [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au).

Yours sincerely  
Johnson Property Group



**Bryan Garland**  
Development Director  
Enc. As outlined above